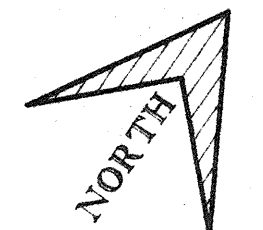


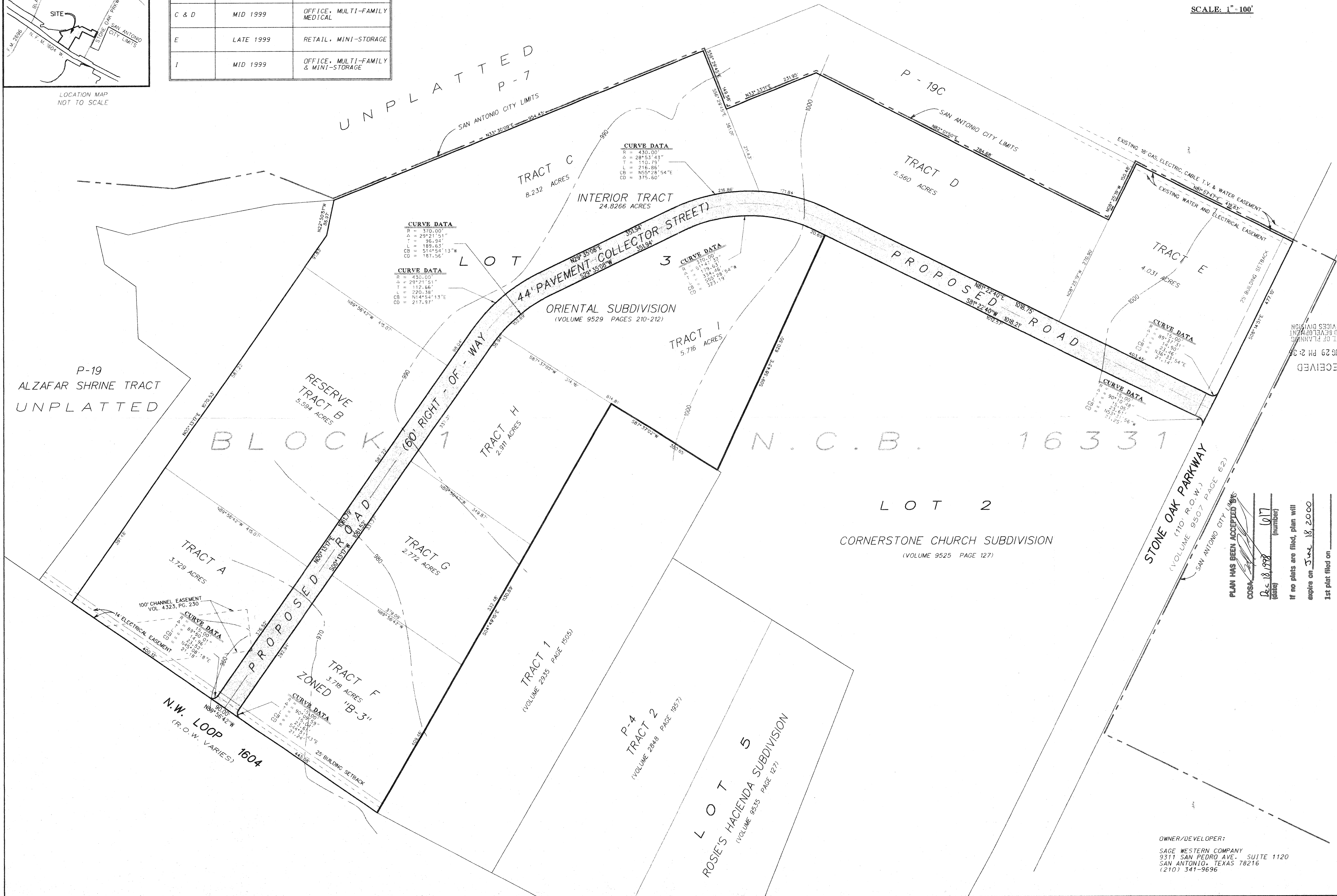
LOCATION MAP  
NOT TO SCALE

TRACT	APPROXIMATE COMPLETION DATE	LAND USE
A, B, F G & H	LATE 1998	HOTEL, RESTAURANT, RETAIL, OFFICE
C & D	MID 1999	OFFICE, MULTI-FAMILY MEDICAL
E	LATE 1999	RETAIL, MINI-STORAGE
I	MID 1999	OFFICE, MULTI-FAMILY & MINI-STORAGE

NOTE:  
ZONING IS B-2 UNLESS OTHERWISE NOTED.



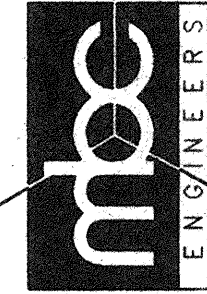
SCALE: 1" = 100'



RECEIVED  
97 JUN 29 PM 2:38  
PLAT OF PLANNING  
DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA  
Dec 18 1998 (date)  
617 (number)  
If no plats are filed, plan will  
expire on June 18 2000  
1st plat filed on \_\_\_\_\_

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
(210) 349-0511



P.O.A.D.P.  
OF  
T/S VENTURE

REVISIONS:	DATE	NO.	DESCRIPTION	BY

OWNER/DEVELOPER:  
SAGE WESTERN COMPANY  
9311 SAN PEDRO AVE. SUITE 1120  
SAN ANTONIO, TEXAS 78216  
(210) 341-9696

DESIGN	J.L.C.
DRAWN	JJA/RWK
CHECKED	JLC
DATE	8-29-97
JOB NO.	26653
SHT.	1 of 1

# 617



City of San Antonio  
Planning Department  
Subdivision Section

# POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 29, 1997 Name of POADP: T/S VENTURE  
Owners: Sage Western Company Consulting Firm: MACINA • BOSE • COPELAND  
AND ASSOCIATES, INC.  
Address: 9311 San Pedro Ave. #1120 Address: 415 Breesport Drive  
San Antonio, Texas 78216 San Antonio, Texas 78216  
Phone: (210) 341-9696 Phone: (210) 349-0151  
Existing zoning: B-2 & B-3 Proposed zoning: Same  
Texas State Plane Coordinates: X: 158,961 Y: 645,840

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No  
Projected # of Phases: 9 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>4</u>	<u>23.7</u>
Commercial and non-residential	<u>5</u>	<u>18.6</u>

Is there a previous POADP for this Site? Name No No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this POADP or site? Name Oriental Subdivision No. 930216

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: JOSE L. CARMONA Signature: Jose L. Carmona

Date: August 29, 1997 Phone: (210) 349-0151 Fax: (210) 349-9302

RECEIVED  
97 AUG 29 PM 2:35  
DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION



- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits; (N/A)
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: JOSE L. CARMONA

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997



# CITY OF SAN ANTONIO

December 18, 1998

Joe L. Carmona  
Macina Bose Copeland & Assoc.  
415 Breesport Drive  
San Antonio, TX 78216

Re: T - S Venture

POADP # 617

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed T - S Venture Subdivision Preliminary Overall Area Development Plan # 617. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:


- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

  
Emil R. Morcivais AIA, AICP  
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Oct 27 '97 14:53

P.01

Post-It® Fax Note

7671

Date

10/27/97

# of pages 1

To Elizabeth Canal

From

KSSC Hays

Co./Dept.

CSA Planning

Co.

TX DOT

Phone #

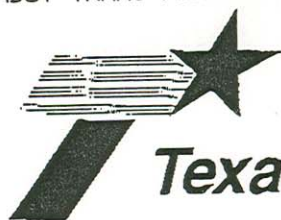
Phone #

615 5860

Fax #

207 4441

Fax #



Texas Department

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3000 • (210) 615-1111

October 27, 1997

P.O.A.D.P REVIEW

T.S. Venture

Located on Loop 1604, west of Stone Oak Parkway

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of the proposed road and Loop 1604.

Access Limits/Restrictions

This development is eligible for a maximum combined total of four(4) access points. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

**ADDITIONAL COMMENTS:**

Judy Friesenhahn, P.E.

Advanced Project  
Development Engineer



City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97  
FROM: Elizabeth Carol, Planner II; Planning Department  
ITEM NAME: T/S Venture FILE # NONE  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days      ☐ Variance-15 days      \* POADP's-10 days  
☐ Plat deferral-30 days      ☐ Plan / legal doc-15 days      ☐ Other-15 days

RECEIVED  
97 SEP - 8 AM 8:08  
DEPT. OF PLANNING  
& LAND DEVELOPMENT  
SERVICES DIVISION

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Drainage easement will be require  
and will be address during the platting  
process.

Burt Rubio SE Sr. Eng-Tech 9-2-97  
Signature Title Date



**CITY OF SAN ANTONIO**  
**Public Works Department**

Interdepartment Correspondence Sheet


RECEIVED  
98 NOV 12 AM 9:55  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

TO: Elizabeth Carol, Planning Department  
FROM: Streets and Traffic Engineering Division  
COPIES TO: File  
SUBJECT: The Temple Sage Joint Venture, P.O.A.D.P. Level II T.I.A.


Date: October 30, 1998

The Streets and Traffic Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the Temple Sage Joint Venture P.O.A.D.P. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of low rise apartments, general office buildings, and a retirement community. It is estimated to generate 599 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through two main access points, one onto Stone Oak Parkway and one onto the Loop 1604 access road, west of the westbound entrance ramp.

  
Robert W. Opitz, P.E.  
Chief Engineer  
Development Review and Drainage

Approved by:

  
Andrew J. Ballard, P.E.  
City Engineer



# CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

RECEIVED

98 OCT 29 AM 11:19

TO: Planning Commission through Director of Planning

FROM: Streets and Traffic Engineering Division, Public Works Department

COPIES TO: Correspondence File

SUBJECT: Temple/Sage (P.O.A.D.P.)

DATE: October 29, 1998

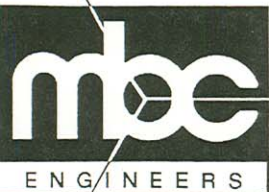
The Streets and Traffic Engineering Division of the Public Works Department has received and reviewed and approved the Traffic Impact Analysis on July, 1998.

Streets and Traffic Engineering Division *does not offer any objections to the approval* of this P.O.A.D.P.

Sincerely,



Fernando J. De León, E.I.T.  
Engineering Associate



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302  
www.mbcengineers.com

00 JUL 31 PM 2:20

27 JUL 00

TO C.O. SA  
(Planning dept)

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION  
Proj. No. 26653

Date 25 JUL 00

ATTN: ELIZABETH CAROL

Re: Temple Sage

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items.  
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Cop of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			POADD. <u>As Requested.</u>
1			<u>Set plats (Temple/Sage)</u> <u>(Santerra place)</u>

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: \_\_\_\_\_

pls note these were platled prior.  
exp date. Any Questions pls call  
me or JOE Carmone  
Thanks.

COPY TO File

SIGNED

Luis P. Lopez